

Reisterstown Plaza Metro Station

Transit-Oriented Development Opportunity



Informational Meeting

July 11, 2019

Welcome!

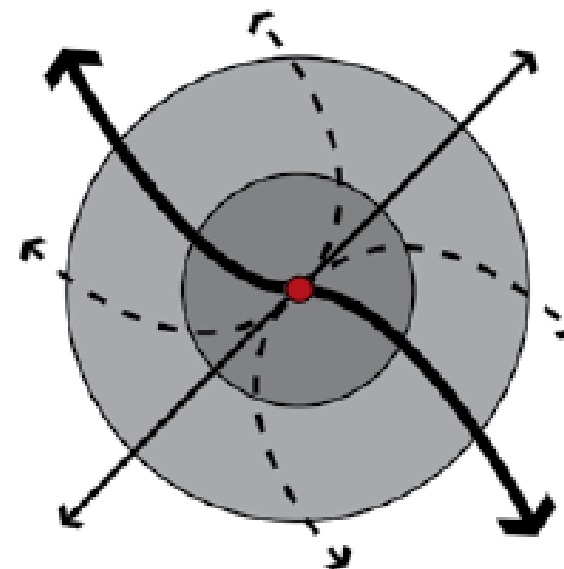
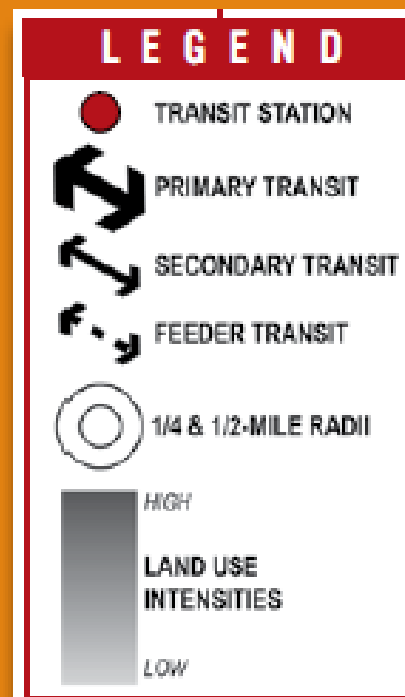
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Protocol and Acknowledgments

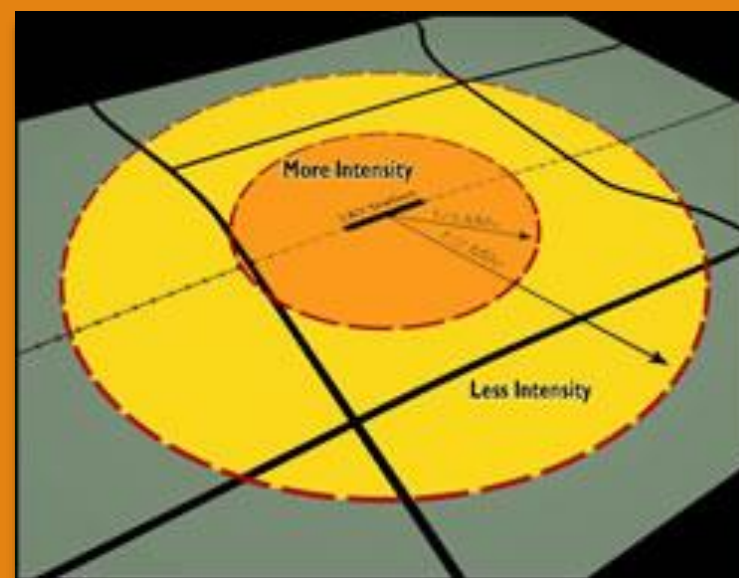
- Elected Officials
- Baltimore City Officials/Staff
- Baltimore County Officials/Staff
- MDOT TSO Office of Real Estate and Economic Development (ORED)
- MDOT Maryland Transit Administration (MDOT MTA)
- Baltimore City Department of Planning
- Baltimore County Department of Planning
- Metro Commuters
- Community Associations, Businesses and Residents

What is a Transit-Oriented Development?

- A dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership.
- Reduce household transportation cost and provide more housing, retail and job opportunities and choices.
- It could include residential, office, retail and/or other amenities integrated into a walkable pedestrian friendly neighborhood.
- Create vibrant open public spaces.
- Uses should be flexible depending upon the surrounding land use and level of density.
- Density should be concentrated closest to station.
 - ¼ mile - housing, office and retail
 - ½ mile - larger and varied employment centers.



ReconnectingAmerica.org



Urban centers contain a mix of uses. They are commuter hubs to the larger region, and are served by multiple transit options. Densities and intensities are usually greater in the quarter-mile radius of stations than in the half-mile radius.

From this...

4



Commute by Highway



Commute to a Transit Station

Typical Daily Commute

To this...

5



Suburban TOD

Metro Centre Project, Owings Mills



Urban TOD

M on Madison Project, Baltimore City

Live, Work and Play near Transit

MetroCentre at Owings Mills

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Metro - Suburban Location

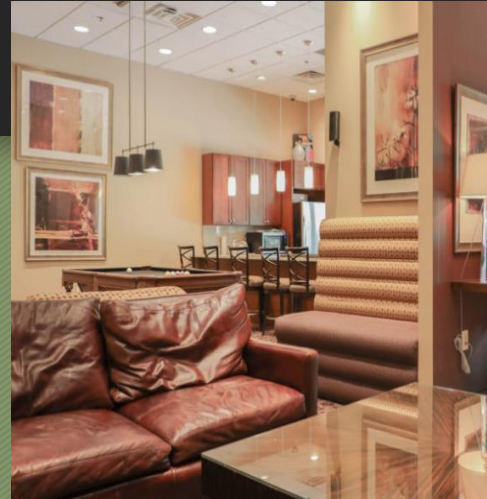
- The first TOD in Baltimore County.
- Developer by David S. Brown Enterprises
- 46-acre site - South and North Campus.
- Completed: community college facilities, public library, residential units, office building, retail, two shared commuter parking garage and public open space and 235-key Marriot Hotel under construction.
- Program at full-build out (multi-phased project):
 - 1.2 million SF - office
 - 300,000 SF - retail
 - 1,700 residential units
 - 120,000 SF - institutional space
 - 235-key hotel



Symphony Center

- First successful TOD project in the Baltimore Metro Region was completed in 2005- 6 acre site.
- Historic Mt. Vernon/Baltimore City.
- Developed by A&R Companies and David S. Brown Enterprises.
- Program: 120,000 Sf Class B office space, 137-unit luxury apartment building and 650-space parking garage.
- State Tenant - MTA Police Interagency Operations (5-year Term/Renewal) - 1040 Park Avenue
- Close to several cultural and educational institutions: MICA, Lyric Opera House, Meyerhoff Performing Arts Center and the University of Baltimore.
- Short walking distance to Penn Station to utilize Amtrak, MARC Commuter Rail and Charm City Circulator services.

Light Rail - Urban Location



Annapolis Junction Town Center

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MARC/Camden Line - Suburban Location

- Master Developer: Somerset Construction and OA Partners.
- St. John Properties - retail/office leasing.
- Annapolis Junction/Howard County.
- \$180 million project.
- 18.87 acre site - public + private land.
- 3.5 AC reserved for commuter garage.
- Entitled for 416 residential units, 19,670 SF of retail, 100,000 SF of office, and 150-key hotel, and privately owned garages for the retail, hotel and office users
- Close to Savage Mills, Ft. Meade, NSA and other key government security installations.



What is a Request for Expressions of Interest?

- A RFEI is an inquiry only.
- Gauges the interest of the development community.
- First step in a multi-step process.
- Responses to an RFEI will include:
 - Vision Statement
 - Respondent experience with similar projects
 - Innovative financing approach
- Based on the RFEI responses, MDOT could issue a Request for Proposals (RFP), Request for Qualifications (RFQ), other alternatives or take no action.



**Reisterstown Plaza
Metro Station
Transit-Oriented
Development
Opportunity**

Baltimore City, Maryland

Request for Expressions of Interest

Issuance Date: XXXX XX, 20XX

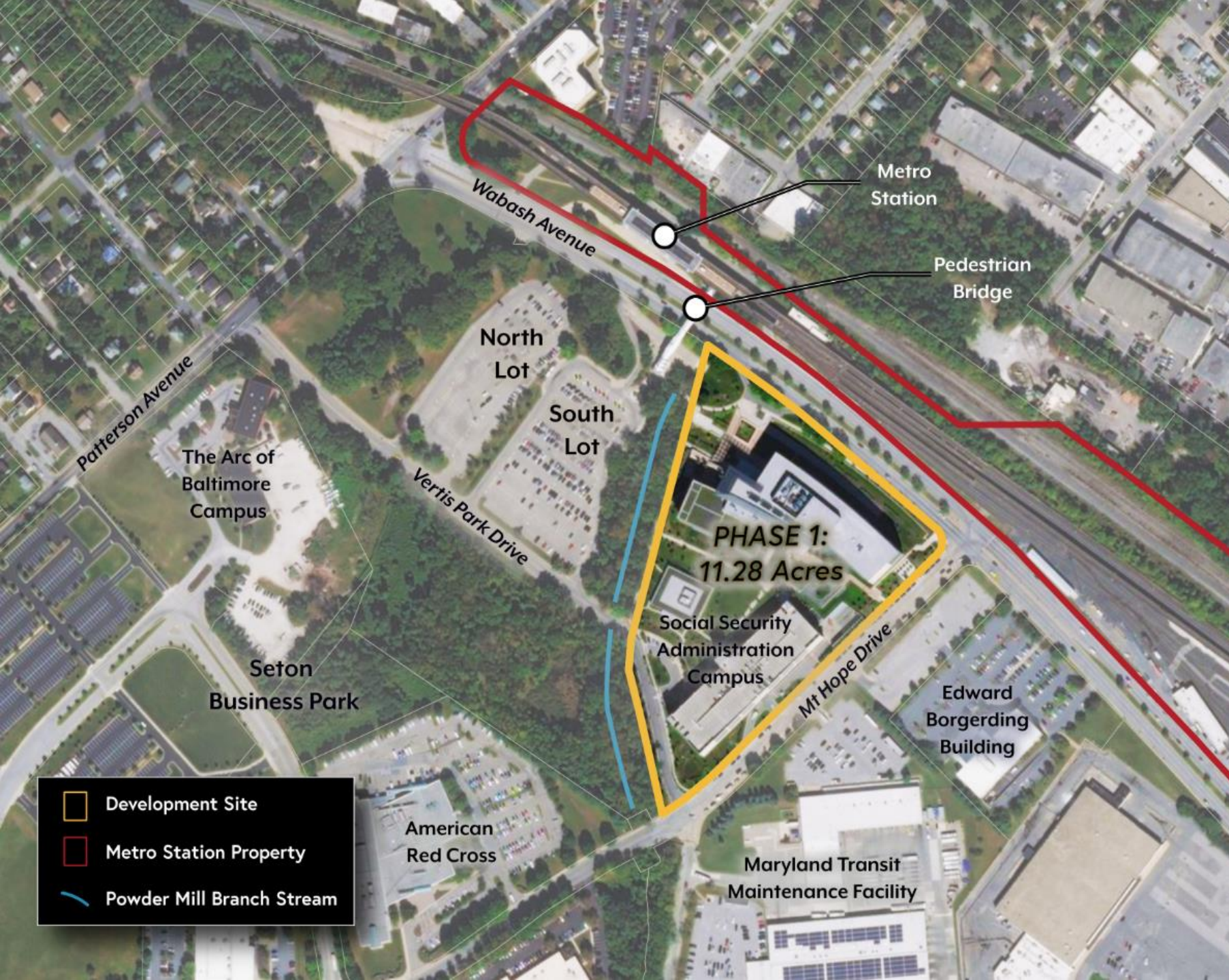
Response Date: XXXX XX, 20XX

Development Site



Total Development Area

11



Phase 1: Development Area

12

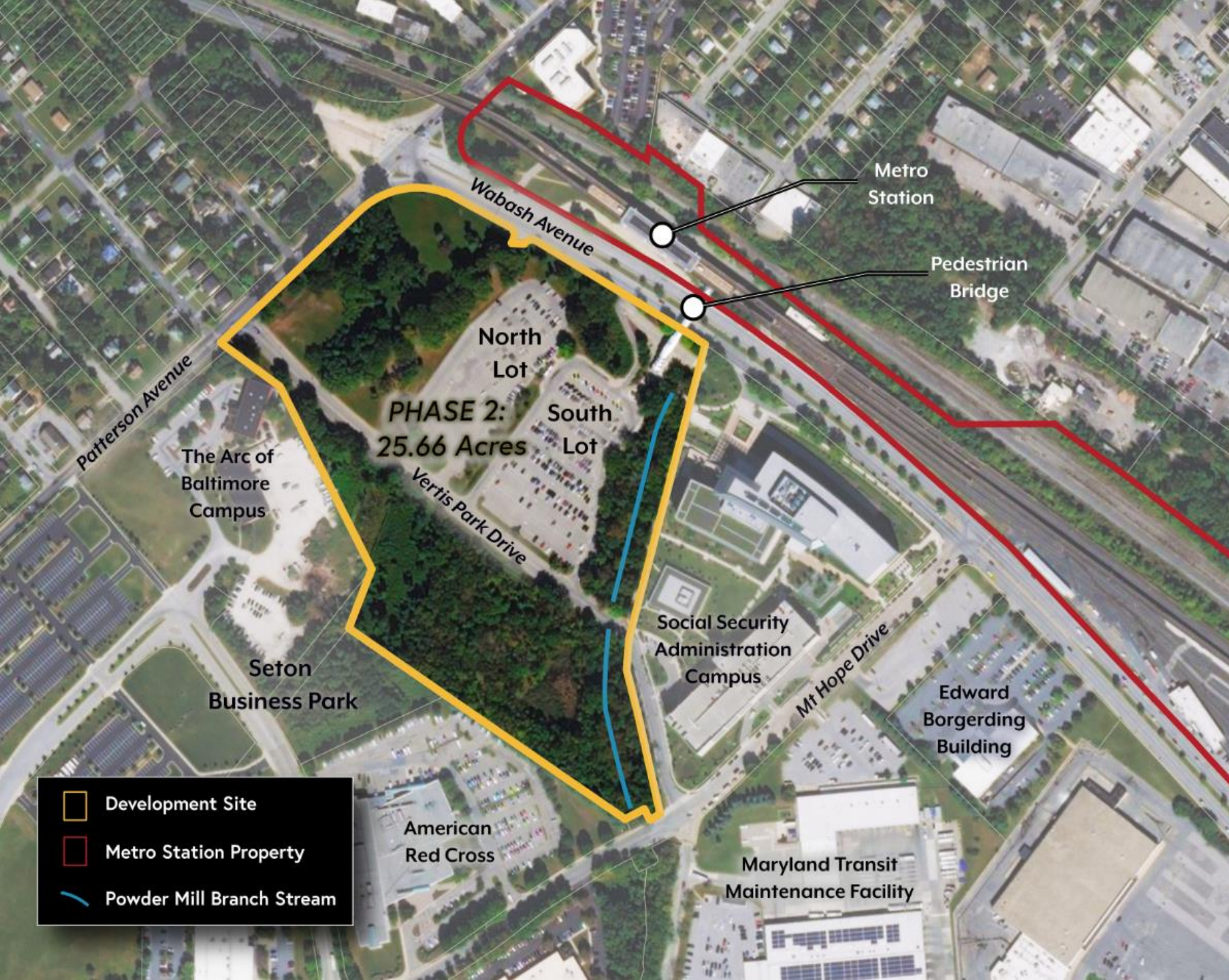
Phase 1 - Social Security Administration

13

538,000 SF
Office Building



Completed in 2014



Phase 2: Development Area



15

- Development: Approx. 26 acres
- Unimproved land: Approx. 12 acres





- 670 existing total parking spaces
- 41% daily utilization



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- Pedestrian Path to SSA
- Pedestrian Bridge to the Station



- Storm Water Management Pond
- Powder Mill Branch Stream

Questions and Answers



Frequently Asked Questions:

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Transit-Oriented Development Opportunity



Transit-Oriented Development is defined as a dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to promote economic development and to increase transit ridership. It can include residential, office, retail and/or other amenities integrated into a walkable pedestrian friendly neighborhood. TOD can be further defined as a mix of land-uses that is physically and functionally integrated with transit, encourages multi-modal access to the station area, reduces auto dependency, increases pedestrian and bicycle trips, fosters safer station areas, offers attractive public spaces, enhances public transportation ridership, encourages revitalization and smart growth patterns and promotes economic development.



Reisterstown Plaza Metro Station

1. What are the specifics regarding the Reisterstown Plaza TOD Opportunity?

The Maryland Department of Transportation (MDOT) will be seeking responses to a Request for Expressions of Interest (RFEI) for the Reisterstown Plaza

Metro Station Phase 2 from experienced respondents interested in transforming surface parking lots and unimproved land into a dynamic mixed-use Transit-Oriented Development (TOD) project. The approximately 26-acre site is located at the highly visible intersection of Wabash Avenue and Patterson Avenue. The Station serves approximately 35,000 weekday passengers per month and has 670 parking spaces.



2. What is an RFEI?

A Request for Expressions of Interest provides general information about a project. Based on submissions received from qualified respondents, MDOT may proceed with a second phase of documentation and requirements or take no further action.

3. What makes this site so appealing for the TOD concept?

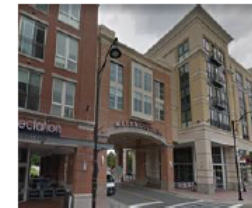
In 2009, the Reisterstown Plaza TOD Project was envisioned as a multi-phase project. In 2014, JBG Smith Properties, on behalf of the U.S. Administrator of General Services, completed Phase 1 with the development of an approximately 538,000 square foot Social Security Administration Headquarters on 11.28 acres of MDOT MTA property. The facility is home to more than 2,000 employees. Within walking distance of the development site is more than 700,000 square feet of recently renovated retail space at the Reisterstown Plaza Shopping Center and the adjacent Seton Business Park is home to more than forty (40) for-profit and non-profit businesses including Comcast, American Red Cross and the Hearing and Speech Agency.

4. Has MDOT implemented this concept in similar areas within the region?

Yes. Three projects have been developed adjacent to three different modes of transportation – Metro, MARC and Light Rail. The multi-phased Metro Centre at the Owings Mills Metro Station (Baltimore County) is our signature project comprising a public library, community college facilities,

shared parking garages, multi-family residential units, office space, commercial/retail spaces and hotel. Annapolis Junction Town Center at the Savage MARC Station (Howard County) comprises office space, multi-family residential units, retail/commercial space, a 704-space commuter parking garage and proposed hotel. Symphony Center at the Cultural Center

Light Rail Station and State Center Metro Station (Baltimore City) is located in the heart of the cultural district adjacent to the Meyerhoff Symphony Center. The project comprises multi-family residential units, office space and a shared residential and office garage parking.



5. How can the public be involved in the process?

Prior to the issuance of the RFEI, MDOT will hold a public Informational Meeting to engage the community. Then, throughout the process, MDOT will communicate with the community and respond to questions or concerns.

6. Would persons submitting responses to the RFEI be required to coordinate with the public?

Potential respondents will be encouraged to meet with community leaders, residents and business owners prior to the submission of responses to MDOT. The successful respondent would be encouraged to continue this community coordination.



7. When will the RFEI be issued?

MDOT anticipates issuing the RFEI in mid-late 2019.

8. What criteria is used to evaluate the RFEI?

RFEI responses will be evaluated on the principles of TOD, development concept, development team experience with similar development projects and innovative financing approaches.

9. Given all of the steps in the process, when could we anticipate seeing development begin?

If all components of the project are expedited, construction could begin 3 - 4 years from the award of the project. TOD projects are much more complex in nature than a typical real estate development due to public, private and rail interest. Many TOD projects are developed in multiple phases over several years.

10. Who is responsible for the overall project and will the State retain ownership of the property?

The MDOT Office of Real Estate and Economic Development is the governing State office for Transit-Oriented Development in Maryland, in collaboration with the MDOT Maryland Transit Administration (MDOT MTA), MDOT Office of Planning and Capital Programming, other State departments and Baltimore City. MDOT will work closely with the business and residential community to ensure that a process and project meets the community's collective needs and desires. Regarding the ownership of the property, MDOT's preference is a long-term ground lease in lieu of fee simple disposition.

STAY CONNECTED

Direct your questions and comments to:

Maryland Department of Transportation
Office of Real Estate and Economic Development
The Secretary's Office
7201 Corporate Center Drive
Hanover, MD 21076
Attn: Kathy Robertson, Project Manager

(410) 865-1211
krobertson@mdot.maryland.gov

Check out project updates online at:
bit.ly/MDOT_ReisterstownPlazaStation



Next Steps:

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The Project Team will:

- Review community comments
- Continue collaboration with the State, City and community
- Release Request for Expressions of Interest (RFEI)
- Review responses with Baltimore City agencies

MDOT Staff welcomes your feedback!

- Complete the Comment Form at the meeting or mail/email it to the addresses on the form for MDOT receipt by July 18, 2019 (1 week)
- Check out project updates online at: bit.ly/MDOT_ReisterstownPlazaStation



For Information Contact:

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